

**CITY OF MONROE
PLANNING COMMISSION MINUTES
July 08, 2013**

The meeting of the Monroe Planning Commission was scheduled for **July 08, 2013** at **7:00 p.m.**, in the City Hall Council Chambers at 806 West Main Street, Monroe, WA 98272.

CALL TO ORDER

Chairman Kristiansen called the meeting to order at 7:00 p.m.

ROLL CALL

Secretary Dave McConnell called the roll. The following were:

Present: Commissioners Bill Kristiansen, Dave Demarest, Wayne Rodland, Jeff Sherwood, Steve Jensen

Excused: Commissioners Dian Duerksen & Bridgette Tuttle

Staff Present: Planning and Permitting Manager Paul Popelka and Planning Technician David McConnell

CITIZEN COMMENT

None

APPROVAL OF MINUTES

1. *May 20th 2013* PC Minutes - **Commissioner Demarest** moved to approve the minutes as read. Motion seconded by **Commissioner Sherwood**. Motion carried 5/0.

WORKSHOP

A. ZCA2012-02 - Marijuana Related Land Uses

The City has adopted interim zoning regulations for marijuana related uses that prohibit medical cannabis gardens within the City of Monroe and establish where marijuana production, processing, and retail facilities can be located following state licensure. Final regulations are to be adopted prior to December 2013.

Manager Popelka gave a staff report and then invited comments from the Commissioners. The main points of the regulations were summarized as follows:

- Collective gardens are not allowed in any zoning district.
- Marijuana producers are allowed only in *General Industrial* as allowed by state law.
- Marijuana processors are allowed in General Industrial and Light Industrial zones as allowed by state law.
- Marijuana retailers are allowed in *General Commercial* and *Service Commercial* zones as allowed by state law.
- The Planning Commission should make a recommendation to the City Council by mid-August.

The Commission discussed the regulations and raised issues as summarized below:

- Role of Federal law to these regulations, their implementation and relation to Washington state regulations, potential tax benefits to the City of Monroe; state mandates to accommodate marijuana production, processing or retail sales;
- Relation of collective gardens and Initiative 502.
- Potential court challenges to zoning regulations for locations of businesses.
- Breakdown of Initiative 502 vote within the City of Monroe.

Manager Popelka will return with legal opinions on these questions at the next meeting.

B. CPA2013-A – Comprehensive Plan Text Amendments - Land Use

One of the two comprehensive plan amendments for 2013 is the Comprehensive Plan Text Amendments for several plan sections. The Land Use Element is being revised in preparation for the 2015 Comprehensive Plan Update.

Manager Popelka updated the Commission on work completed to date and noted that the final action on the Comprehensive Plan amendments may be moved to December due to revisions in the 2013 Work Program.

Commissioners discussed the draft with comments summarized as follows:

- General comments for minor text revisions and clarifications.
- Expand text for Tester Road Area to include the proposed Urban Growth Area (UGA) expansion and future annexation.
- Strengthen language for implementing affordable housing programs.
- Discussion of the *2012 Snohomish County Buildable Lands Report*, housing shortage for 2035 (approximately 900 housing units) and questions on increasing housing densities. Clarify gross vs net housing density for the City-wide area.
- Clarify prison population and its effect on density and total population.
- Create mapping to illustrate densities for each residential portion of the city.

DISCUSSION BY COMMISSIONERS AND STAFF


Manager Popelka summarized the consultant selection process for the 2015 Comprehensive Plan Update, selection of Studio Cascade for the project, and current work to finalize the scope of work and schedule. He also discussed review of an Environmental Impact Statement for the East Monroe property, other project updates and reorganization of the staff.

The Commission requested information on how other jurisdictions are addressing marijuana, and a comparison of zoning regulations with Snohomish County zoning near the City of Monroe.

Chairman Kristiansen discussed efforts by the Park Board to accommodate a Frisbee Golf course on park land in the City of Monroe.

ADJOURNMENT

Commissioner Demarest moved to adjourn the July 8, 2013 Planning Commission meeting. Motion seconded by **Commissioner Rodland**. Motion carried 5/0 and the meeting was adjourned at 9:04p.m.



Bill Kristiansen
Chairman

Dave McConnell
Planning Commission Secretary